

House File 219 - Reprinted

HOUSE FILE 219

BY KAUFMANN, JACOBY, KRESSIG,
LENSING, BYRNES, WOOD,
STUTSMAN, MUHLBAUER, LYKAM,
MOORE, HIGHFILL, SHAW, J.
SMITH, HESS, HEARTSILL,
VANDER LINDEN, GARRETT,
SANDS, FISHER, SALMON,
BEARINGER, HUSEMAN, HEIN,
SCHULTZ, R. OLSON, LANDON,
GRASSLEY, HAGENOW, and
ANDERSON

(As Amended and Passed by the House March 11, 2013)

A BILL FOR

1 An Act relating to eminent domain authority and procedures and
2 including effective date, retroactive applicability, and
3 other applicability provisions.
4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. NEW SECTION. **6A.15 Property on state historic**
2 **registry.**

3 1. Property listed on the state register of historic places
4 maintained by the historical division of the department of
5 cultural affairs shall not be removed from the register solely
6 for the purpose of allowing acquisition of the property by
7 condemnation, unless such condemnation is undertaken by the
8 department of transportation.

9 2. Property listed on the state register of historic places
10 maintained by the historical division of the department of
11 cultural affairs shall not be condemned by the state or a
12 political subdivision unless a joint resolution authorizing
13 commencement of the condemnation proceedings is approved by a
14 vote of at least two-thirds of the members of both chambers of
15 the general assembly and signed by the governor. The approval
16 requirements of this subsection shall not apply to condemnation
17 undertaken by the department of transportation.

18 Sec. 2. Section 6A.19, Code 2013, is amended to read as
19 follows:

20 **6A.19 Interpretative clause.**

21 A grant in this chapter of right to take private property
22 for a public use shall not be construed as limiting a like
23 grant elsewhere in the Code for another and different use.
24 Unless specifically provided by law, this chapter shall not
25 be construed to limit or otherwise affect the application of
26 chapters 478 and 479 to the eminent domain authority of the
27 utilities division of the department of commerce.

28 Sec. 3. Section 6A.22, subsection 2, paragraph c,
29 subparagraph (1), Code 2013, is amended to read as follows:

30 (1) (a) If private property is to be condemned for
31 development or creation of a lake, only that number of acres
32 justified as reasonable and necessary for a surface drinking
33 water source, and not otherwise acquired, may be condemned.
34 In addition, the acquiring agency shall conduct a review of
35 prudent and feasible alternatives to provision of a drinking

1 water source prior to making a determination that such
2 lake development or creation is reasonable and necessary.
3 Development or creation of a lake as a surface drinking water
4 source includes all of the following:

5 (i) Construction of the dam, including sites for suitable
6 borrow material and the auxiliary spillway.

7 (ii) The water supply pool.

8 (iii) The sediment pool.

9 (iv) The flood control pool.

10 (v) The floodwater retarding pool.

11 (vi) The surrounding area upstream of the dam no higher in
12 elevation than the top of the dam's elevation.

13 (vii) The appropriate setback distance required by state or
14 federal laws and regulations to protect drinking water supply.

15 (b) For purposes of this subparagraph (1), "*number of acres*
16 *justified as reasonable and necessary for a surface drinking*
17 *water source*" means according to guidelines of the United
18 States natural resource conservation service and according to
19 analyses of ~~surface~~ drinking water capacity needs conducted by
20 one or more registered professional engineers. The registered
21 professional engineers may, if appropriate, employ standards
22 or guidelines other than the guidelines of the United States
23 natural resource conservation service when determining the
24 number of acres justified as reasonable and necessary for
25 a surface drinking water source. The data and information
26 used by the registered professional engineers shall include
27 data and information relating to population and commercial
28 enterprise activity for the area from the two most recent
29 federal decennial censuses unless the district court of the
30 county in which the property is situated has determined by
31 a preponderance of the evidence that such data would not
32 accurately predict the population and commercial enterprise
33 activity of the area in the future.

34 (c) A second review or analysis of the drinking water
35 capacity needs shall be performed upon receipt by the acquiring

1 agency of a petition signed by not less than twenty-five
 2 percent of the affected property owners. The registered
 3 professional engineer to perform the second review or analysis
 4 shall be selected by a committee appointed by the affected
 5 property owners and whose membership is comprised of at
 6 least fifty percent property owners affected by the proposed
 7 condemnation action. The acquiring agency shall be responsible
 8 for paying the fees and expenses of such an engineer.

9 (d) If private property is to be condemned for development
 10 or creation of a lake, the plans, analyses, applications,
 11 including any application for funding, and other planning
 12 activities of the acquiring agency shall not include or provide
 13 for the use of the lake for recreational purposes.

14 Sec. 4. Section 6B.54, subsection 10, paragraph a, Code
 15 2013, is amended by adding the following new subparagraph:

16 NEW SUBPARAGRAPH. (3) Reasonable attorney fees and
 17 reasonable costs not to exceed one hundred thousand dollars,
 18 attributable to a determination that the creation of a lake
 19 through condemnation includes a future recreational use or that
 20 a violation of section 6A.22, subsection 2, paragraph "c",
 21 subparagraph (1), subparagraph division (d), has occurred, if
 22 such fees and costs are not otherwise provided under section
 23 6B.33.

24 Sec. 5. NEW SECTION. 6B.56B **Disposition of condemned**
 25 **property — two-year time period.**

26 1. When two years have elapsed since property was condemned
 27 for the creation of a lake according to the requirements of
 28 section 6A.22, subsection 2, paragraph "c", subparagraph (1),
 29 and the property has not been used for or construction has
 30 not progressed substantially from the date the property was
 31 condemned for the purpose stated in the application filed
 32 pursuant to section 6B.3, and the acquiring agency has not
 33 taken action to dispose of the property pursuant to section
 34 6B.56, the acquiring agency shall, within sixty days, adopt a
 35 resolution offering the property for sale to the prior owner

1 at a price as provided in section 6B.56. If the resolution
 2 adopted approves an offer of sale to the prior owner, the offer
 3 shall be made in writing and mailed by certified mail to the
 4 prior owner. The prior owner has one hundred eighty days after
 5 the offer is mailed to purchase the property from the acquiring
 6 agency.

7 2. If the acquiring agency has not adopted a resolution
 8 described in subsection 1 within the sixty-day time period, the
 9 prior owner may, in writing, petition the acquiring agency to
 10 offer the property for sale to the prior owner at a price as
 11 provided in section 6B.56. Within sixty days after receipt of
 12 such a petition, the acquiring agency shall adopt a resolution
 13 described in subsection 1. If the acquiring agency does not
 14 adopt such a resolution within sixty days after receipt of the
 15 petition, the acquiring agency is deemed to have offered the
 16 property for sale to the prior owner.

17 3. The acquiring agency shall give written notice to the
 18 owner of the right to purchase the property under this section
 19 at the time damages are paid to the owner.

20 Sec. 6. Section 403.7, subsection 1, unnumbered paragraph
 21 1, Code 2013, is amended to read as follows:

22 A municipality shall have the right to acquire by
 23 condemnation any interest in real property, including a fee
 24 simple title thereto, which it may deem necessary for or in
 25 connection with an urban renewal project under this chapter,
 26 subject to the limitations on eminent domain authority
 27 in ~~chapter~~ chapters 6A and 6B. However, a municipality
 28 shall not condemn agricultural land included within an
 29 economic development area for any use unless the owner of
 30 the agricultural land consents to condemnation or unless the
 31 municipality determines that the land is necessary or useful
 32 for any of the following:

33 Sec. 7. NEW SECTION. 423B.11 Use of revenues — limitation.

34 The revenue raised by a local sales and services tax imposed
 35 under this chapter by a county shall not be expended for any

1 purpose related to a project that includes the condemnation of
2 private property for the creation of a lake according to the
3 requirements of section 6A.22, subsection 2, paragraph "c",
4 subparagraph (1), if the local sales and services tax has not
5 been approved at election in the area where the property to be
6 condemned is located.

7 Sec. 8. Section 455A.5, Code 2013, is amended by adding the
8 following new subsection:

9 NEW SUBSECTION. 7. The authority granted to the commission
10 to acquire real property for purposes of carrying out a
11 duty related to development or maintenance of the recreation
12 resources of the state, including planning, acquisition, and
13 development of recreational projects, and areas and facilities
14 related to such projects, shall not include the authority to
15 acquire real property by eminent domain.

16 Sec. 9. Section 456A.24, subsection 2, unnumbered paragraph
17 1, Code 2013, is amended to read as follows:

18 Acquire by purchase, ~~condemnation~~, lease, agreement,
19 gift, and devise lands or waters suitable for the purposes
20 hereinafter enumerated, and rights-of-way thereto, and to
21 maintain the same for the following purposes, ~~to wit~~:

22 Sec. 10. Section 456A.24, Code 2013, is amended by adding
23 the following new subsection:

24 NEW SUBSECTION. 15. The authority granted the department
25 to acquire real property for any statutory purpose relating to
26 the development or maintenance of the recreation resources of
27 the state, including planning, acquisition, and development
28 of recreational projects, and areas and facilities related to
29 such projects, shall not include the authority to acquire real
30 property by eminent domain.

31 Sec. 11. Section 461A.7, Code 2013, is amended to read as
32 follows:

33 **461A.7 Eminent-domain Purchase of lands — public parks.**

34 The commission may purchase ~~or condemn~~ lands from willing
35 sellers for public parks. ~~No~~ A contract for the purchase of

1 such public parks shall not be made to an amount in excess of
2 funds appropriated therefor by the general assembly.

3 Sec. 12. Section 461A.10, Code 2013, is amended to read as
4 follows:

5 **461A.10 Title to lands.**

6 The title to all lands purchased, ~~condemned~~, or donated,
7 hereunder, for park ~~or highway~~ purposes and the title to all
8 lands purchased, condemned, or donated hereunder for highway
9 purposes, shall be taken in the name of the state and if
10 thereafter it shall be deemed advisable to sell any portion of
11 the land so purchased or condemned, the proceeds of such sale
12 shall be placed to the credit of the ~~said~~ public state parks
13 fund to be used for such park purposes.

14 Sec. 13. Section 463C.8, subsection 1, paragraph k, Code
15 2013, is amended to read as follows:

16 k. The power to acquire, own, hold, administer, and dispose
17 of property, except that such power is not a grant of authority
18 to acquire property by eminent domain.

19 Sec. 14. REPEAL. Sections 461A.9 and 461A.75, Code 2013,
20 are repealed.

21 Sec. 15. SEVERABILITY. If any provision of this Act is held
22 invalid, the invalidity shall not affect other provisions or
23 applications of this Act which can be given effect without the
24 invalid provision, and to this end the provisions of this Act
25 are severable as provided in section 4.12.

26 Sec. 16. EFFECTIVE UPON ENACTMENT. This Act, being deemed
27 of immediate importance, takes effect upon enactment.

28 Sec. 17. APPLICABILITY. Except as otherwise provided
29 in this Act, this Act applies to projects or condemnation
30 proceedings pending or commenced on or after the effective date
31 of this Act.

32 Sec. 18. RETROACTIVE APPLICABILITY. Notwithstanding any
33 provision of law to the contrary, the following provision or
34 provisions of this Act apply retroactively to projects or
35 condemnation proceedings pending or commenced on or after

H.F. 219

1 February 15, 2013:

- 2 1. The section of this Act amending section 6A.22.
- 3 2. The section of this Act enacting section 6B.56B.